

TOWN OF LOS ALTOS HILLS

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Development Area Policy

Approved by City Council – 10/11/2007

Code Sections:

Section 10-1.502(b) of the Zoning Code defines “development area” to include floor area as well as other coverage, including parking areas, patios, decks, walkways, swimming pools, tennis courts, and other surfaces comprised of artificially emplaced building materials (paving, roofing, masonry, stone or wood)

Intent:

The purposes of limiting development area on a site are twofold: 1) to protect natural features and rural character of the Town; and 2) to minimize runoff and erosion concerns related to construction on slopes. The City Council finds that tennis/sports courts, driveways and parking areas appear as development regardless of the surface used, and generally require considerable land alteration to be accommodated on a site.

Policy:

1. **No development credit** will be granted for the use of semi-permeable material(s) on any of the following:
 - a. Tennis or sports courts
 - * b. Required driveways
 - * c. Required parking areas
 - * d. Required fire truck turnarounds
 - e. Above ground decks

*** Exceptions: Development Area Credit will be granted per the attached chart for required driveways, required parking area, and required fire truck turnaround if all of the following conditions are met:**

1. Applicant must provide manufacturer’s specifications and data for the materials including water absorption rate, installation procedure, and maintenance requirement guidelines.
2. Applicant must provide hydrologic calculations prepared by a registered civil engineer to demonstrate that post-development peak discharge value for water runoff does not exceed the existing pre-development peak discharge value of the property.
3. In no case shall the total Development Area coverage on the property, as defined by Section 10-1.502 (b) of the Zoning Ordinance, exceed 34% of the lot size.

Material	Development Area Credit	Setback Encroachment	Credit for Required Driveways, Turnarounds, and Parking	Credit for all other areas (i.e. patios)
Grasscrete Pavers	50% (i.e. 100 sq. ft. coverage = 50 sq. ft. DA.)	No (Except for required driveways and turnarounds)	Yes	Yes
Permeable Concrete	30% (i.e. 100 sq. ft. coverage = 70 sq. ft. DA.)	No (Except for required driveways and turnarounds)	Yes	No
Permeable Pavers	10% (i.e. 100 sq. ft. coverage = 90 sq. ft. DA)	No (Except for required driveways and turnarounds)	Yes	Yes
Artificial Turf	90% (i.e. 100 sq. ft. coverage = 10 sq. ft. DA)	Yes (Allowed in rear or side yards only)	N/A	Yes

2. In other development areas, **partial credit** for the use of semi-permeable material(s) may be granted depending on the permeability and appearance of the surface. Make an appointment with the Planning Department at (650) 941-7222, to discuss material selections with a Planner.